

**Management Assessment Subsystem (MASS)  
Frequently Asked Questions (FAQs)**  
Updated as of 11-02-99

*Broadcast-Related Questions*

**1. If a PHA enters its data at the local HUD office, what password is used?**

If the PHA does not have Internet access and goes to the local HUD Public Housing office for assistance to submit its electronic certification, the PHA must call the REAC Customer Service Center (CSC) for instructions on obtaining a password. The REAC CSC telephone number is 1-888-245-4860.

**2. Does the PHA or the HUD field office fill out Sub-indicator #2, Capital Fund?**

Since the PHA is required to self-certify, the PHA is required to complete the certification for Sub-Indicator #2, Capital Fund.

**3. How does the Coordinator get an ID?**

To obtain a HUD Secure Systems ID, the designated PHA Coordinator must register with HUD. To find out how to register with HUD, please access the REAC website address at <http://www.hud.gov/reac/> and click on the REAC topic, "Secure Connection."

**4. In view of the Public Housing Assessment System (PHAS); Transition to PHAS Notice that was published in the Federal Register on October 21, 1999, will PHAs be scored under PHMAP?**

PHAs will no longer be scored under PHMAP. For PHAs with fiscal years ending September 30, 1999, or December 31, 1999, HUD will not issue PHAS scores for the fiscal years ending on these dates. For these PHAs, In lieu of a PHAS score, HUD will issue a PHAS advisory score.

The PHA must comply with the requirements of 24 CFR part 902 (the PHAS regulation) so that HUD may issue the advisory score.

Physical inspections will continue to be performed by HUD, as part of the PHAS advisory score process, using HUD's uniform physical inspection protocols.

A PHA with a fiscal year ending September 30, 1999, or December 31, 1999, will receive an assessment score on the basis of HUD's assessment of the PHA's management operations in accordance with 24 CFR part 902, subpart D, of the PHAS regulation (PHAS Indicator #3, Management Operations.) PHAs with fiscal years ending March 31, 2000, and after will be issued PHAS scores.

The Transition to PHAS Notice can be found on the web at HUDCLIPS or the REAC website.

#### **5. How will the REAC scores be certified or verified by REAC?**

A PHA's certifications, year-end financial information, and any supporting documentation are subject to verification by HUD at any time, including review by an independent auditor as authorized by 42 U.S.C. 1437 (d) (j) (6).

#### **6. In view of the Public Housing Assessment System (PHAS); Transition Notice, PHAs with fiscal year ending dates of September 30, 1999, and December 31, 1999, will receive an overall advisory score and a management assessment score. How will these PHAs be scored as troubled?**

Where appropriate, PHAs with fiscal year ending dates of September 30, 1999, and December 31, 1999, will be designated as troubled performers based on their respective management assessment scores. The assessment score represents HUD's assessment of the PHA's management operations in accordance with 24 CFR part 902 D of the PHAS regulation (PHAS Indicator #3, Management Operations).

#### **7. If you have entered incorrect information in the MASS, when can you correct or change the data?**

You can enter data and make corrections up until the time that it is electronically submitted by the Executive Director.

**8. Does Sub-indicator #5, Physical Inspection, refer to HQS inspections and do PHAs do HQS inspections on units under PHAS?**

To determine the annual inspection under management operations, PHAs are required to inspect all units using the Uniform Physical Conditions Standards. The standards are contained in the Uniform Physical Condition Standards and Physical Inspection Requirements for Certain HUD Housing; Final Rule, dated September 1, 1998. The Uniform Physical Inspection Standards are also included in the PHAS rule, Subpart B, dated September 1, 1998. You can access these documents on the Internet, at the REAC Physical Inspection website address <http://www.hud.gov/reac/reaphyin.html>. The Uniform Physical Inspection Standards are also included in the PHAS rule, Subpart B, dated September 1, 1998.

**9. Will PHAs be able to appeal the PHAS scores?**

If the PHA believes that an objectively verifiable and material error (or errors) exists in any of the scores for its PHAS Indicators, which, if corrected, will result in a significant change in the PHA's PHAS score and its designation, a PHA may appeal its PHAS score.

To request an appeal of its PHAS score, a PHA must submit its request in writing to the Director of the REAC and must be received by the REAC no later than 30 calendar days following the issuance of the PHAS score to the PHA. HUD will make final decisions on appeals within 30 days of receipt of an appeal.

**10. When were the PHAs advised of the Uniform Physical Condition Standards?**

The Uniform Physical Condition Standards and Physical Inspection Requirements for Certain HUD Housing, Final Rule was published in the Federal Register on September 1, 1998. The Uniform Physical Inspection Standards are also included in the PHAS rule, Subpart B, dated September 1, 1998.